

2025-01-09



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 610 Alopex Row
 Legal Description: Part of Block 62, Registered Plan 4M-1748
 File No.: D08-02-24/A-00298
 Report Date: January 09, 2025
 Hearing Date: January 14, 2025
 Planner: Luke Teeft
 Official Plan Designation: Rural Transect; Village, Village Residential; Overlay
 Zoning: V3B [780r]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance meets the “four tests”.

The requested variance is deemed minor in nature and maintains the intent of the Zoning By-law and Official Plan.

Luke Teeft
Planner I, Development Review, All Wards

Erin O'Connell
Planner III, Development Review, All Wards

Planning, Development and Building Services Department

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